



63 London Road, Andover, SP10 2PR  
Asking Price £450,000





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#### PROPERTY DESCRIPTION BY Mr Guy Sommerville

This spacious four bedroom detached family home is well positioned in a mature plot in a small cul-de-sac just on the outskirts of Andover. The property benefits in brief: welcoming entrance hall with doors leading to principle rooms, kitchen breakfast room, sitting room opening into dining room, downstairs cloakroom, to the first floor you will find four bedrooms and the bathroom, externally the property is situated towards the rear of the plot and benefits from mature borders and beds. The single garage is attached to the property via a covered walkway and driveway parking for several cars to the front and side. Please note that there is an electricity pylon with in the curtilage of the property.







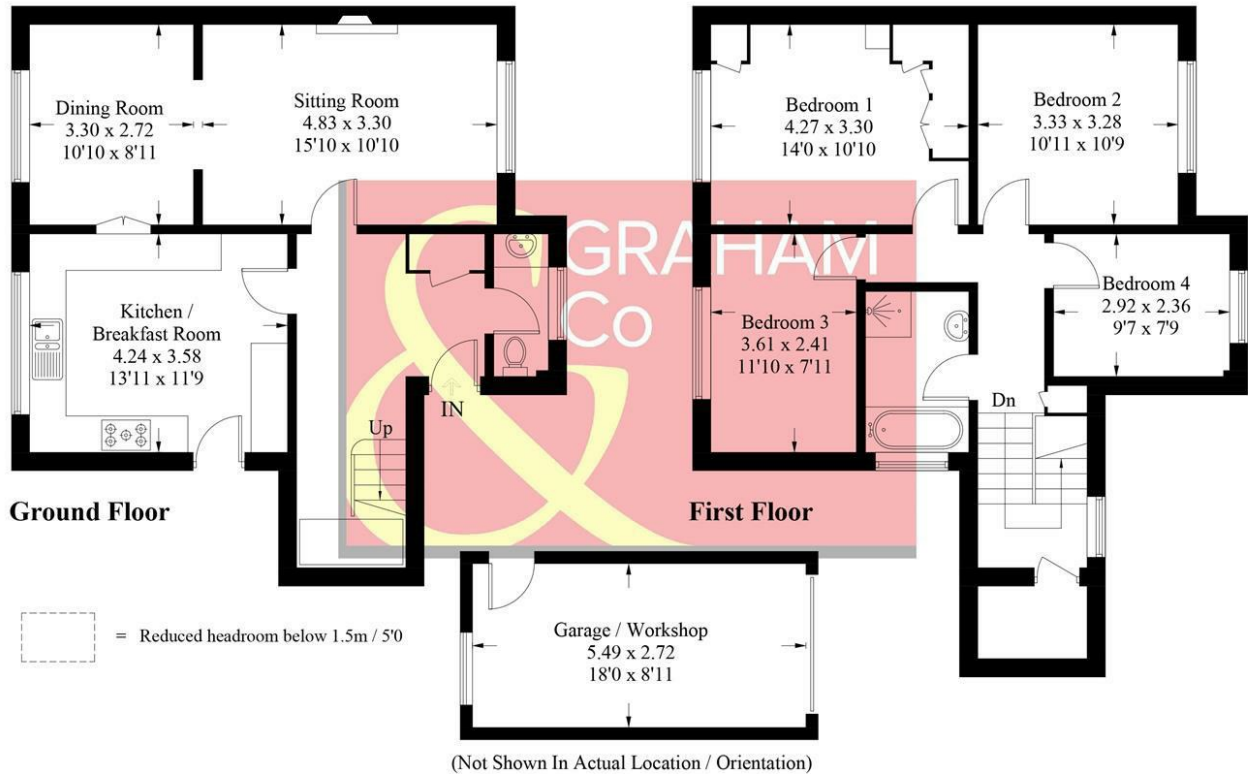
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.





# London Road, SP10

Approximate Gross Internal Area = 118.7 sq m / 1278 sq ft  
 Garage / Workshop = 14.8 sq m / 159 sq ft  
 Total = 133.5 sq m / 1437 sq ft



(Not Shown In Actual Location / Orientation)

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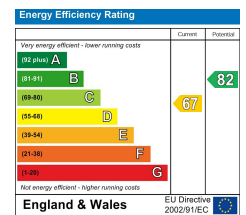
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID981576)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

